

November 2022

Molly Orkild-Larson
Senior Planner, Arapahoe County
Public Works and Development
6924 South Lima Street
Centennial, CO 80112

RE: Arcadia Creek Application for Minor Subdivision Plat.

Legal Description:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 125 FEET; THENCE NORTHERLY 683.5 FEET TO A POINT 120 FEET EAST OF THE WEST LINE OF SAID SECTION 19; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 19, 120 FEET; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 19, 683 FEET TO THE POINT OF BEGINNING.

Hello, Molly,

Attached is the completed package of Arcadia Creek LLC's application for our final plat for our property at 5100 W. Christensen Lane, Littleton, Colorado 80123.

Our property location is in Littleton, Colorado, where W. Leawood Drive, S. Sheridan Blvd., and W. Christensen Lane meet in unincorporated Arapahoe and Jefferson Counties. The property is 9.46 acres, with 7.47 acres +/- in Jefferson County, with the remainder in Arapahoe county. The Arcadia Creek neighborhood will consist of two (2) detached single-family homes in Arapahoe County and twenty-three (23) detached single-family homes in Jefferson County. Arcadia Creek's Minor Subdivision Plat is in conformance with zoning in Arapahoe County and the approved ODP by the Jefferson County BOCC in August 2020. The Arcadia Creek community is a gated covenant restricted, 55+, active adult community.

An overview of the main elements that make up the Arcadia Creek development include but are not limited to:

1. Arcadia Creek has two points of entry. The first is W. Christensen Lane in Arapahoe County, and the second is W. Leawood Drive in Jefferson County. The Arapahoe County

District Court reaffirmed on July 13, 2020, our right to access Christensen Lane as being "permanent "unrestricted and unlimited" rights of ingress and egress over the Lane. As a referral comment from Arapahoe County during our zoning application, they indicated that we would need a variance regarding Christensen Lane's design. We applied for and received variances for the design of Christensen Lane and our private driveway from their Technical Review Committee. Since the initial approval, we reapplied for a variance concerning our private driveway. This variance request was predicated on our design changes to the box culvert required in the March 2020 TRC approval. Our culvert design and variance request has been approved by MHFD, SEMSWA, SMDFR, and Arapahoe County TRC and is subject to final review and acceptance by Arapahoe County during our Minor Subdivision Plat process.

2. Platte Canyon Water and Sanitation District has provided a will-serve letter for our project. We will be required to annex the two lots in Arapahoe county into the district, and we have begun that process.
3. Arcadia is designed to preserve the property's unique heritage. One thing is sure; the land is a finite resource, and infill neighborhoods always leverage existing infrastructure and community services better than outlying "greenfield" development.
4. Our objective during the design phase of Arcadia was to cluster the homes, as prescribed as an objective under site design in the comprehensive plan, allowing us to preserve the history and character of the property. Through this process, we retained and planned the barn's restoration, kept the existing landscape when possible, and used the meadow as an open space with public trail connectivity. We have preserved the natural habitat of many of the animals found on the property while mitigating the flood plains of Coon and Dutch Creeks. We achieved the prescribed goals to "Protect Wetlands" found in the Comprehensive Plan by remaining outside those areas.
5. Other environmental benefits Arcadia has achieved include;
 - a. We preserve many mature trees and vegetation along the creeks, reducing the urban heat island effect and improving air quality.
 - b. The consolidation of open space provides for and accommodates wildlife movement and habitat preservation.
 - c. The retention of native plant materials provides food sources and cover for wildlife.
 - d. A clustering site design will minimize the length of private streets, driveways, and walkways to homes shrinking the impervious surface in the neighborhood.
 - e. The use of private streets, as opposed to public streets, results in a narrower road cross-section, further reducing the impervious surface in the community. The use of private streets also results in a reduction in the maintenance costs for the county.

- f. The use of clustering will enhance the water quality throughout the project.
- g. All of the landscape areas within the neighborhood be maintained in common, with no internal fencing, preserving the open space visual character of the property.
- h. All the landscaping will have a joint management company to oversee and regulate the use of fertilizer and pesticides on the property.
- i. A master landscaping design allows for the regulation and use of native and naturalizing plant materials reducing the demand for water and fertilizer.
- j. A standard landscape plan throughout the community will allow for the installation and operation of a shared irrigation system.
- k. A joint landscape plan throughout the community will allow multiple water quality bioswales to be integrated within site.

As the applicant, we believe that Arcadia Creek is an excellent example of an infill development project needed in the community and is aligned with the vision of the Arapahoe County Comprehensive Plan.

We look forward to working with the county to achieve timely approvals for our project.

Sincerely,



David Tschetter

David Tschetter
C/O Qwizzle LLC.
9 White Fir Court
Littleton, Colorado 80127
720-675-7422

Submitted Attachments

- 1. Application Forms and Cover Letter
 - a. Pre-submittal Application
- 2. Boundary Survey
- 3. Civil Construction Documents
- 4. Environmental
 - a. Arcadia Creek Delineation Report
- 5. Fire Protection
 - a. Will Serve Fire-South Metro Fire Will Serve Letter
 - b. South Metro Culvert Crossing Approval 2022

6. Geologic and Geological Report
7. GESC Plan and Report, Cost Estimates
8. Historical, Archaeological, Paleontological Report
9. Mineral Estate Notification Report
10. Neighborhood Outreach File
 - a. Outreach Meeting
 - i. Agenda
 - ii. Sign-in Sheets
 - iii. Meeting Notes
 - iv. Developer Comments
 - b. Public Notice
 - i. Mailing list and Certification
 - ii. Map of mailing area
 - c. Posting A
 - d. Posting B
11. Phase III Drainage Plan and Report
12. Platte Canyon Water and Sanitation Will Serve Letter
13. Preliminary Plat
14. Private Road
 - a. Arapahoe County District Court Summary Judgement Christensen Lane
 - b. TRC Approvals to Variances
15. Proof of Ownership
16. SEMSWA
 - a. Flood plain application
 - b. Engineer certificate of no-rise
 - c. No-rise modeling report
17. Title Commitment 6.20.22
18. Traffic Impact
 - a. Traffic study 7.20.22
 - b. CDOT response
19. Wildlife / Vegetation / Landscape Report